

VNC Ad Hoc Committee

Venice Community Plan

Local Coastal Program

Milwood

Preference Survey Results for Milwood

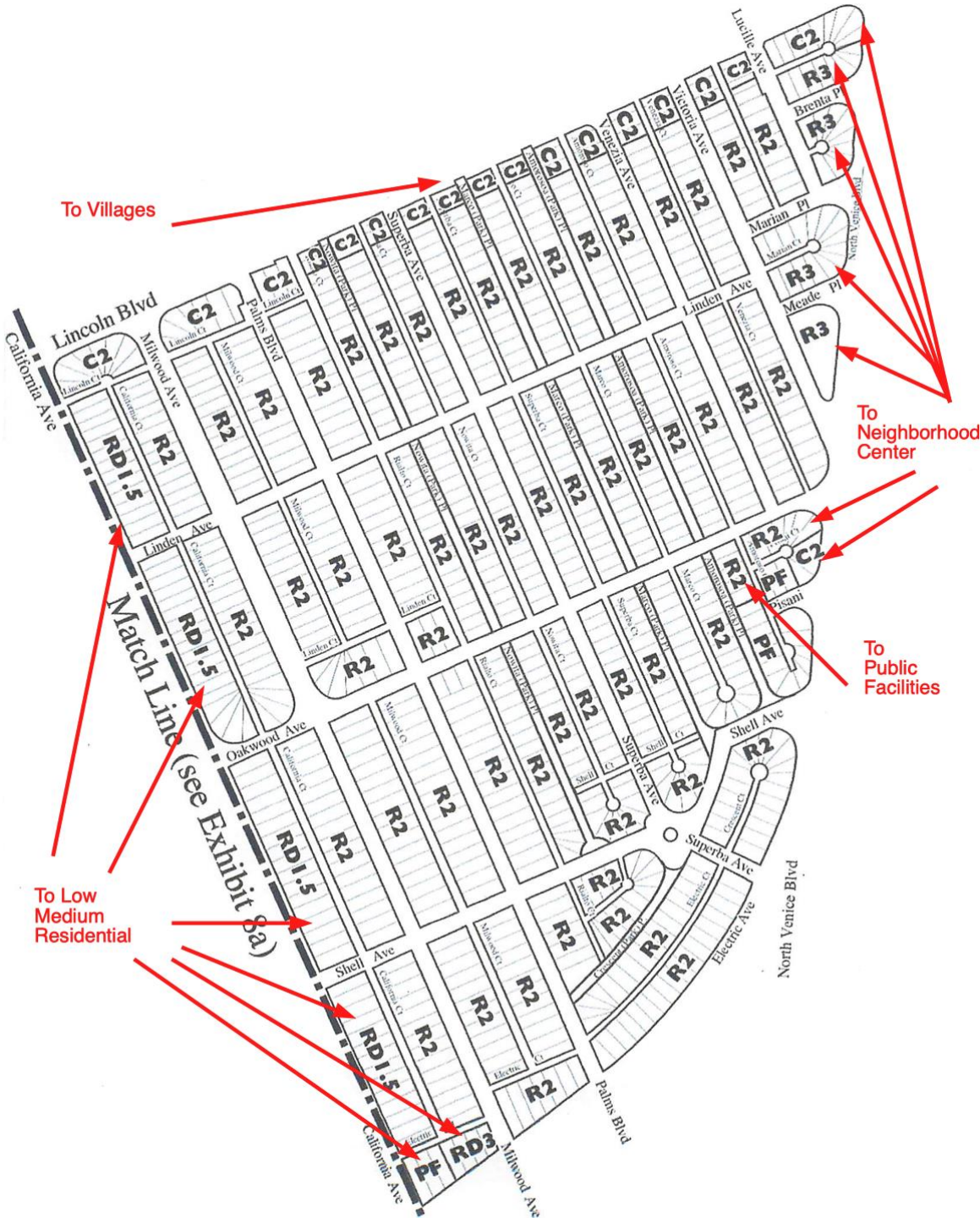
- Milwood is that part of Venice most known for its walk streets, its pedestrian paths between regular roadways. Its boundaries are from California Avenue on the north to Venice Boulevard, and from Lincoln Boulevard to Electric Avenue on the west. Most of Milwood is presently zoned R2 and classified as Multi-Family Residential-Low Medium I. Its housing is a blend of single-family homes and multi-family living units.
- Responders to the Survey are strongly in favor of a 2-story maximum height (67%) with the mean preferred size of SFR homes at 2,500 SF. The same preference (67%) is for single-family homes (plus a possible ADU) and an adequately-sized back yard (62%). Two parking spaces per lot is the option most indicated (38%). Most responses favor allowing roof decks, with roof access structures less favored. Low walls/fences and hedges is favored by 44% of responders, but taller options are okay (50%).
- Future growth should not be entirely within neighborhoods but channeled mainly (but not entirely) along major roadways. Only 1 in 6 responders favored 8- or 15-story buildings on Washington, Venice, and Lincoln Boulevards; 4 stories is the choice most indicated. There is, in addition, a very strong preference for a 3-story maximum building height on Rose Avenue and Abbot Kinney Boulevard. Only 16% favored taller, mixed-use development on Ocean Front Walk.
- Issues of most concern (outside of Homelessness and Safety & Security) are Loss of Family-Sized Housing, with Very Large Homes and Change in Architectural/Neighborhood Character tied next.

Public Comments Summary for Milwood

- I want to encourage any of you who haven't seen the changes that are impacting your neighborhoods to come to the 900 block of Marco and see what's happening when you have unlimited FAR. Because we went from three single story homes to eight double and more with a deck, there is no more skyscape, the tree canopy is gone.
- We need to be sure City Planning keeps walk street height restrictions the same, at 28'.
- I'm very concerned about the city's proposed change from residential to commercial along Venice Boulevard. That's going in the wrong direction. Many of you know about the Mello Act, a state law in the Coastal Zone that prohibits demo or conversion of residential structures for nonresidential projects. Under that law, I don't think the city can even do this. They're worried about people being able to walk to stores and services, but that area already can do that because they're right there by Lincoln. So, it doesn't make any sense to change to commercial there.
- The new proposed Venice Blvd "Neighborhood Center," as depicted in pink, stretches a couple of blocks into the residential area adjacent to Venice Blvd. Streets like Brenta and Lucille north of Venice are quite narrow with small homes and some small (mostly 2-story) apartments. Anything higher/denser would be overwhelming. And streets like Victoria have older homes, some of which I would recommend for preservation. If the increased density could be limited strictly to those facing Venice Blvd, that would make more sense.

City Planning Recommendations

MILWOOD
Subarea
Existing zoning
Per VCZSP,
with Planning's
recommended
changes



MILWOOD

Village

Neighborhood Center

Low Medium Residential



Residential land use designations



Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.



Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

CALIFOR

FRIDAY, MAY 3, 2024 :: LATIMES.COM/CA



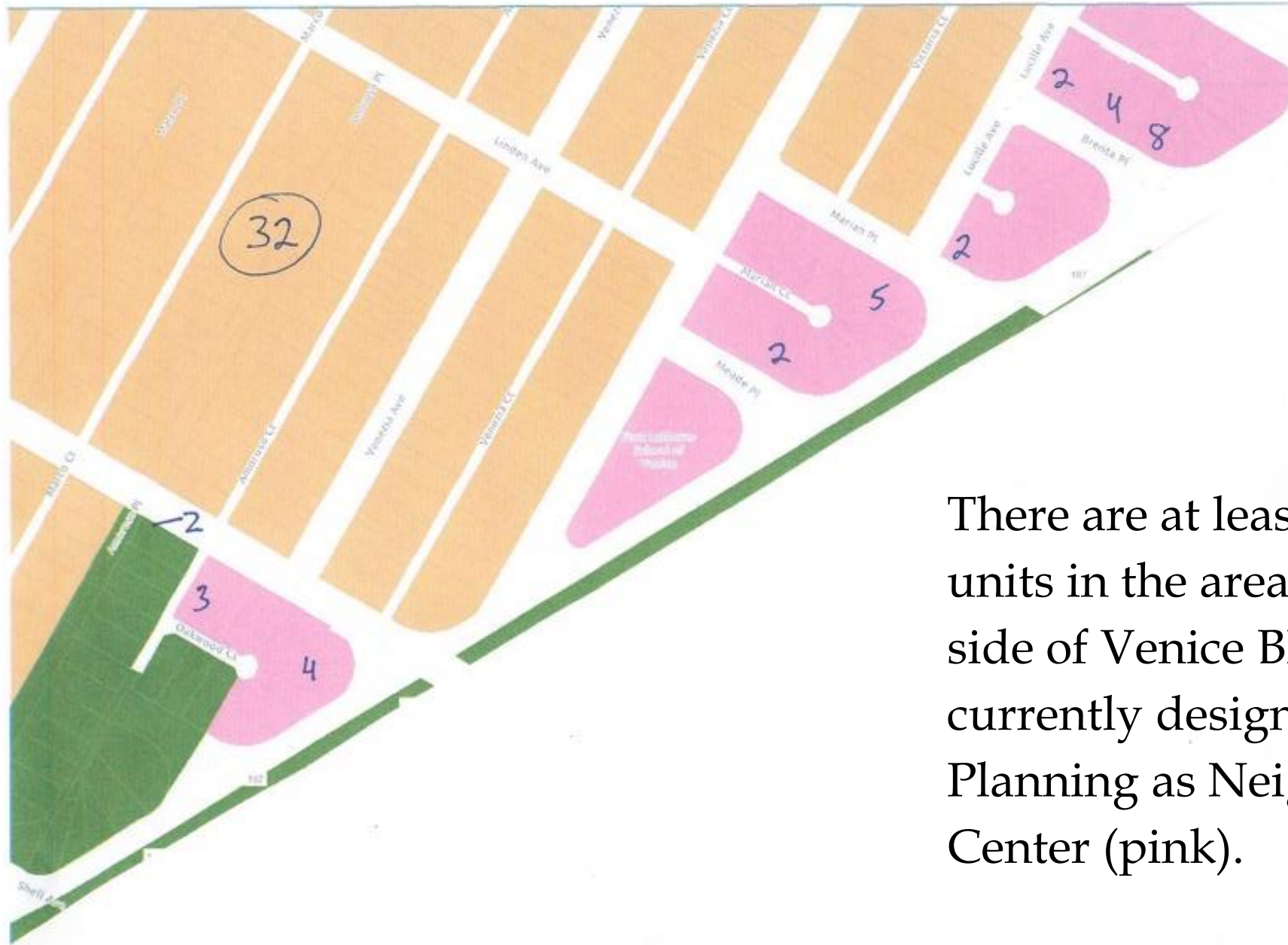
Photographs by ROBERT GAUTHIER Los Angeles Times

JOHANNA OLIVARES, 42, son Emmanuel Riebeling, 4, and husband Juan Riebeling face an uncertain future if they are forced out of their \$892-a-month apartment on Toland Way in Eagle Rock.

Affordable housing, but at a cost to existing tenants?

While it is important to increase housing unit density in Los Angeles, it cannot be at the expense of naturally occurring affordable homes currently occupied by long-term community members.

The possibility of eliminating RSO units due to Planning's proposed increases in density significantly impacts the housing stability of vulnerable communities such as Venice.



There are at least 32 RSO units in the area on the north side of Venice Blvd that is currently designated by City Planning as Neighborhood Center (pink).

Subarea	Milwood	
RESIDENTIAL--City Planning Proposed Land Use Designations	Low Medium Residential	Neighborhood Center Change back to Medium Residential
Existing Zoning/Land Use Designation	R2-1/Low Medium I Residential RD1.5-1/Low Medium II Residential	R2-1/Low Medium 1 Residential R3-1/Medium Residential
Density - DU/SF of Lot (excluding ADUs)	1 DU/1,200 SF of lot 2 DU (1 DU/2,500 SF if lot > 5,000 SF) 2 DU (1 DU/1,500 SF if lot > 4,000 SF) 2 DU (1 DU/2,500 SF if lot > 5,000 SF) (1 DU/1,500 SF if lot > 4,000 SF)	800 SF/LU 2 DU (1 DU/2,500 SF if lot > 5,000 SF) 2 DU (1 DU/1,200 SF) 1 DU/1,200 SF of lot
Maximum Height	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back 28' along Walk streets 25' flat roof, 30' varied/stepped back 2 Stories (no bonus) 28' along Walk streets	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)
Floor Area Ratio (FAR)	1 (1.25) n/a 0.8 (no bonus)	1.5 (3) n/a 1.0 (1.5)
Lot Coverage	45%	50%
Lot Consolidation	2	2

March 2024 Planning Proposal Currently Allowed Recommended Change
Grey Shading—no Planning Guidance () = with Bonus

Commercial land use designations



Villages

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form is Very Low Rise, Low Rise, or Mid Rise, and typically includes a height limit for uniform building mass. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Villages that are close to transportation hubs and/or Regional Centers may be limited by floor area.



Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Very Low Rise to Low Rise, and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.

Subarea	Milwood	
COMMERCIAL--City Planning Proposed Land Use Designations	Villages (along Lincoln)	Neighborhood Center
Existing Zoning/Land Use Designation	[Q]C2-1-CDO + C2-1 General Commercial	C2-1, C4-1, [Q]C2-1-CDO General Commercial
Density - SF/LU	400 SF/LU 800-1,200 SF/LU 800 SF/LU	800 SF/LU 800-1,200 SF/LU
Maximum Height	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)
Floor Area Ratio (FAR)	1.5 (3) n/a 1.5 (2)	1.5 (3) n/a 1.5 (2)
Lot Coverage	65%	65%
Lot Consolidation	2 (>2 if conform to MSC)	2 (>2 if conform to MSC)

March 2024 Planning Proposal Currently Allowed Recommended Change
Grey Shading—no Planning Guidance () = with Bonus

Subarea	Milwood
City Planning Proposed Land Use Designations	Public Facilities
Existing Zoning/Land Use Designation	R2-1/Low Medium I Residential
Density - DU/SF of Lot	Not permitted 2 DU (1 DU/2,500 SF if lot > 5,000 SF)
Maximum Height	No Limit 25' flat roof, 30' varied/stepped back 25' flat roof, 30' varied/stepped back
Floor Area Ratio (FAR)	1.5 (No Bonus) n/a
Lot Coverage	
Lot Consolidation	

March 2024 Planning Proposal **Currently Allowed** **Recommended Change**
Grey Shading—no Planning Guidance () = with Bonus



Public Facilities

Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form varies in size and structure, from Residential Agriculture to High Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.

**MILWOOD
Subarea--
Planning's
Recommended
Zoning
Map, with our
recommended
changes**



- (1) to Neighborhood Center**
- (2) to Medium Residential**
- (3) to Low Medium Residential**
- (4) to Public Facilities**

MILWOOD – Summary Recommendations

- **The Housing Element designates only the lots on N. Venice Blvd between Orson Bean Way and the east side of Brenta Place that are facing Venice Blvd for increased density via zoning and incentives, and the areas for increased density in the VCP should be the same.**
- **There are at least 32 RSO units in the area on the north side of Venice Blvd, from Orson Bean Way by the theater to the east side of Brenta Place, that is currently designated as Neighborhood Center commercial zone by Planning.**
- **While it is important to increase housing unit density in Los Angeles, it cannot be at the expense of naturally occurring affordable homes currently occupied by long-term community members who, if displaced for new development, are unable to relocate within the community or afford to return when the development is complete.**
- **RSO units play a crucial role in providing stability for communities as they safeguard tenants from exorbitant rent hikes and unjust evictions. The possibility of eliminating RSO units due to Planning’s proposed increases in density significantly impacts the housing stability of vulnerable communities such as Venice. It also increases the risk of homelessness, especially as the RSO relocation fees do not adequately cover ever increasing market rate rents, nor do they equitably accommodate larger households. We must not compromise the lives of our lower-income community members, many lifelong.**
- **Number of stories isn’t an effective measure of height as there is not a limit on the height of each story. Thus, we propose continuing with the existing requirement of 25’ flat roof, 30’ varied/stepped back and need a new measurement for over 3 stories.**
- **The Public Facilities zoning where the Vera Davis Center is located must not be converted to zoning for residential housing. This building is a valuable community asset.**

The Venice Neighborhood Council recommends the following changes to the Milwood subarea for the Venice Community Plan:

- Change Villages land use designation to Neighborhood Center.
- For Neighborhood Center, change to: Maximum height to 3 Stories (4 Stories), FAR to 1.5 (2), and Lot coverage to 65%.
- Change Neighborhood Center back to Medium Residential along the north side of Venice Blvd, from Orson Bean Way by the theater to the east side of Brenta Place, only for the Venice Blvd facing lots, with the remaining lots Low Medium Residential (to conform with the current Housing Element proposal).
- For Public Facilities, change to: Maximum height 25' flat roof, 30' varied/stepped back
- For Low Medium Residential, change to: Density--2DU (1 DU/2,500 SF if lot > 5,000 SF) (1 DU/1,500 SF if lot > 4,000 SF); Maximum height--25' flat roof, 30' varied/stepped back, 2 Stories (no bonus), 28' along Walk streets; FAR--0.8 (no bonus); and Lot coverage--45%.
- For Medium Residential, change to: Density--1 DU/1,200 SF of lot; Maximum height--3 Stories (4 Stories); FAR -- 1.0 (1.5); and Lot coverage--50%.
- Do not down zone the lots along California Ave to Low Medium Residential. *
- Do not change Public Facilities (Vera Davis Center) to Low Medium Residential (at Electric and California). *
- Do not change RD3 to Low Medium Residential (on Electric near California). *
- Do not change R2 to Public Facilities (on Oakwood near Orson Bean Way by the theater). *

* May be an error

Southeast Venice

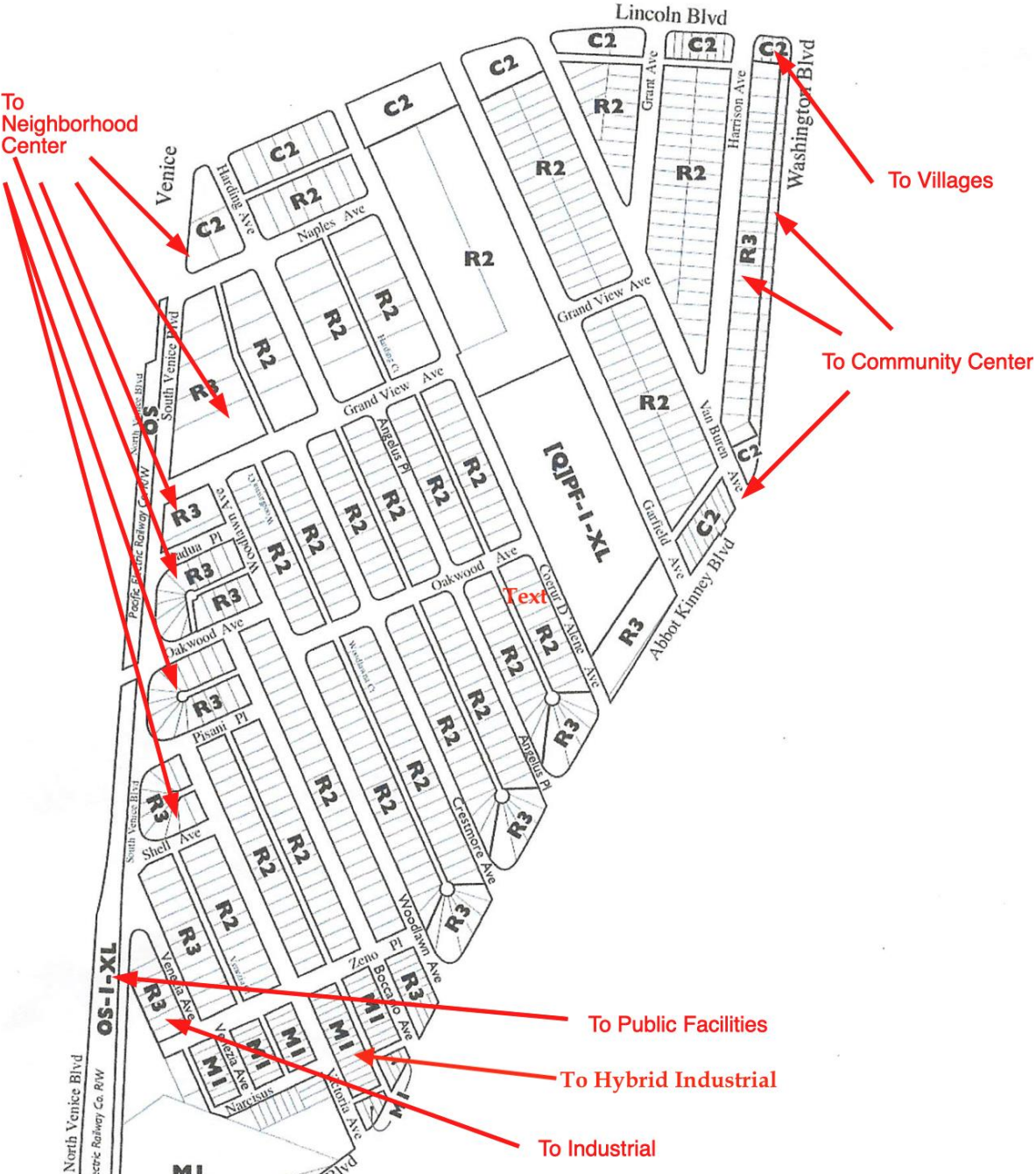
Preference Survey Results for Southeast Venice

- Southeast Venice is a triangular-shaped neighborhood between Venice and Washington Boulevard north-to-south, and between Lincoln Boulevard and Abbot Kinney Boulevard east-to-west. It is mainly residential in land use and is classified as Multi-Family Residential-Low Medium I and zoned R2. However, along Venice and Washington and Abbot Kinney Boulevards the land use classification is MFR-Medium and zoned R 3. Nevertheless, there are significant parts of Southeast Venice that are clearly SFR-Low indicating a mismatch between its classification and its actual land use.
- Southeast Venice responders have a strong preference for single-family homes (63%) of one living unit (plus a possible ADU) (60%). Homes 3,000 SF or less are favored by 78% of the responders and 50% of them preferred adequate back yards.
- Half of the responses opted for a 2-car parking space requirement per lot. They reflect the general sense of Venetians that roof decks are okay, however roof access structures are far less acceptable. A plurality (38%) preferred low walls/fences and hedges, but slightly more than half found taller fences, even with taller hedges, okay.
- There was a strong preference (69%) for most growth to occur outside Southeast Venice's inner neighborhoods. Maximum building heights on Washington and Venice Boulevards of 4 stories are supported by 83% of responders, with 75% preferring the same height maximum on Lincoln Boulevard. In keeping with most Venetians, there was a very strong preference for only 3 stories on Rose Avenue and Abbot Kinney Boulevard. Only 1 in 8 responders wanted up to 5-story, mixed-used development on Ocean Front Walk.
- Traffic & Parking was of most concern (after Homelessness and Safety & Security), but Very Large Homes followed closely after that.

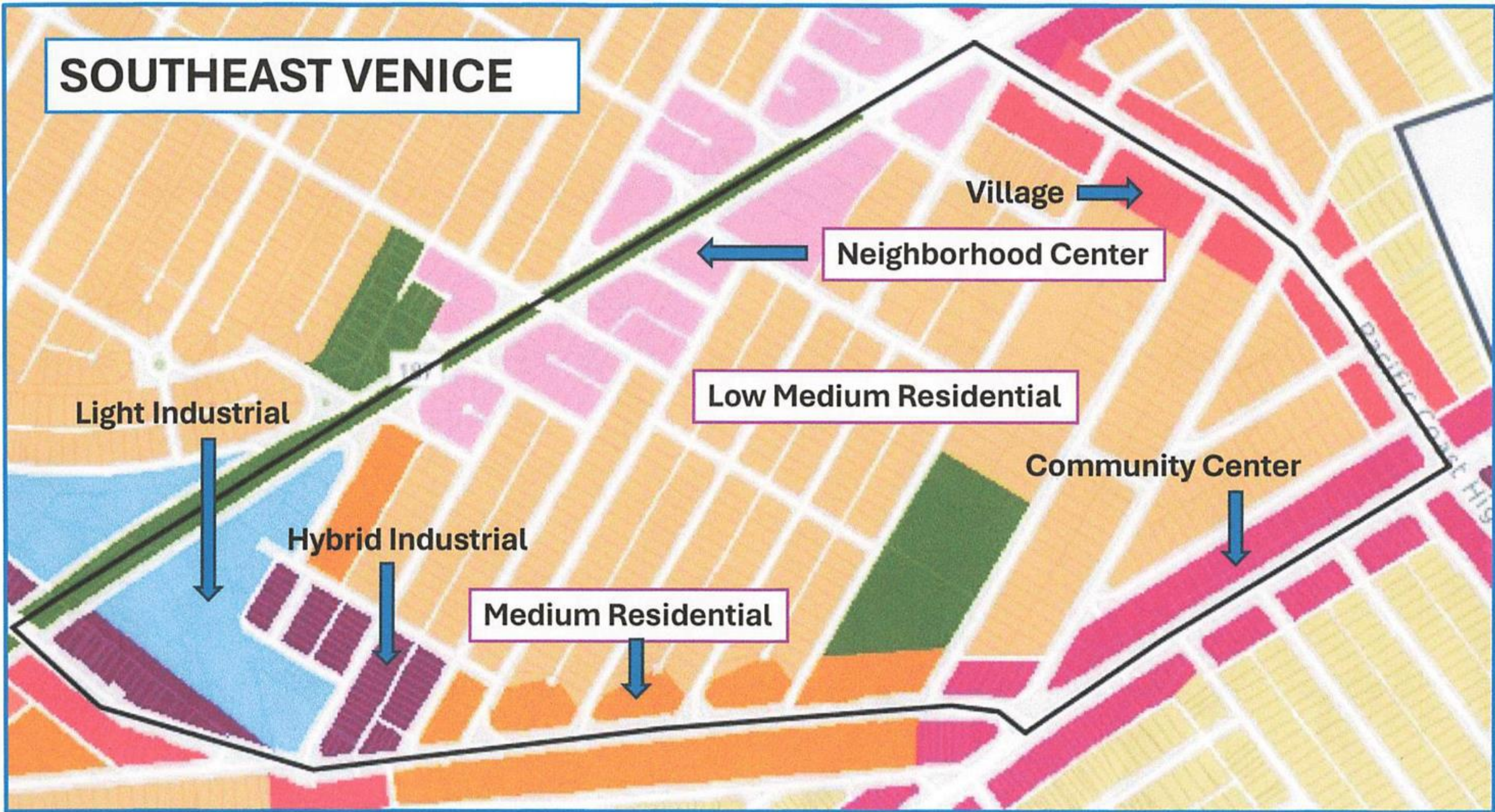
No summary of public comments available.

City Planning Recommendations

SOUTHEAST VENICE Subarea
Existing zoning Per VCZSP, with Planning's recommended changes



SOUTHEAST VENICE



Residential land use designations



Low Medium Residential

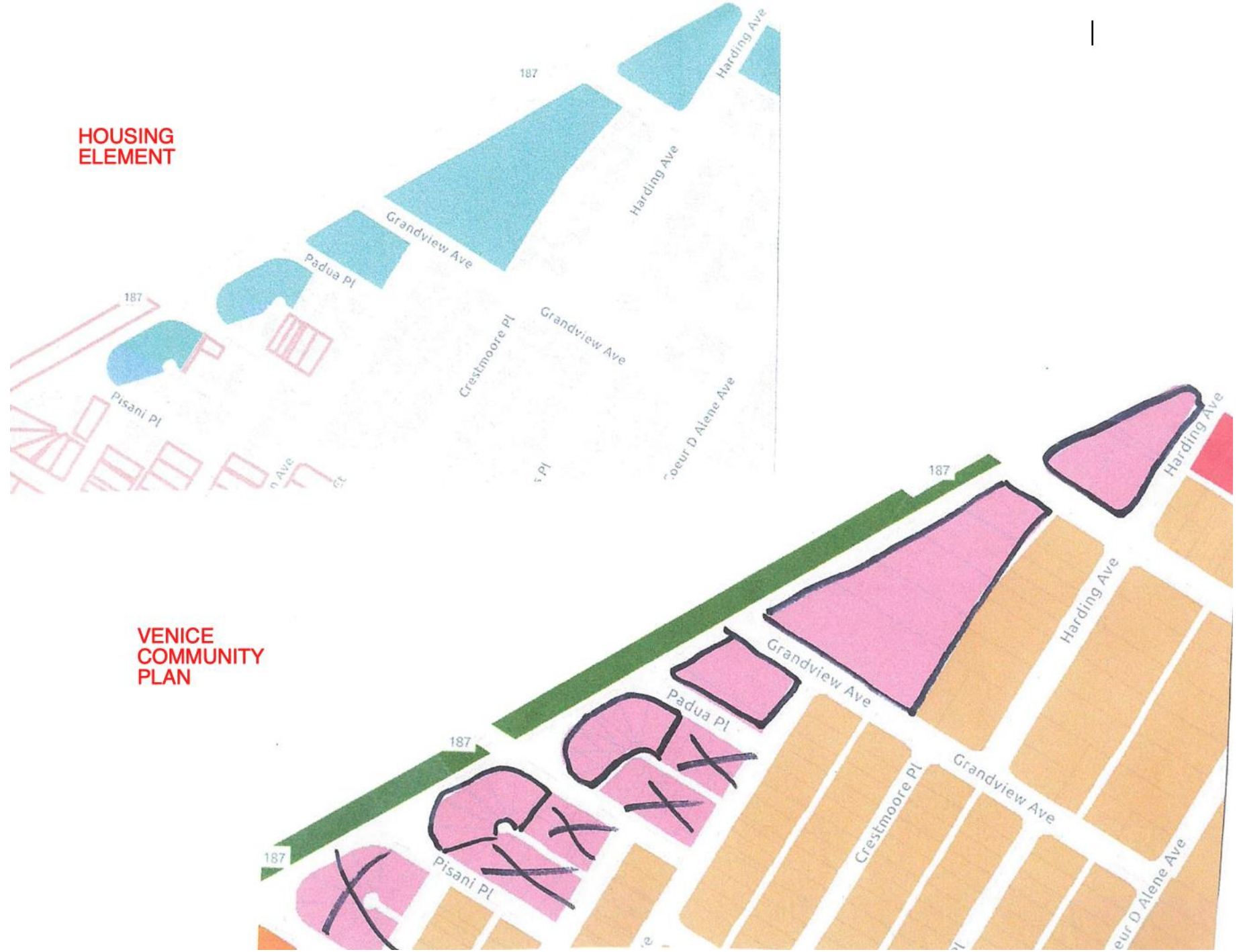
Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.



Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

Lots along Venice Blvd for Medium Residential area in VCP should be the same as for Housing Element

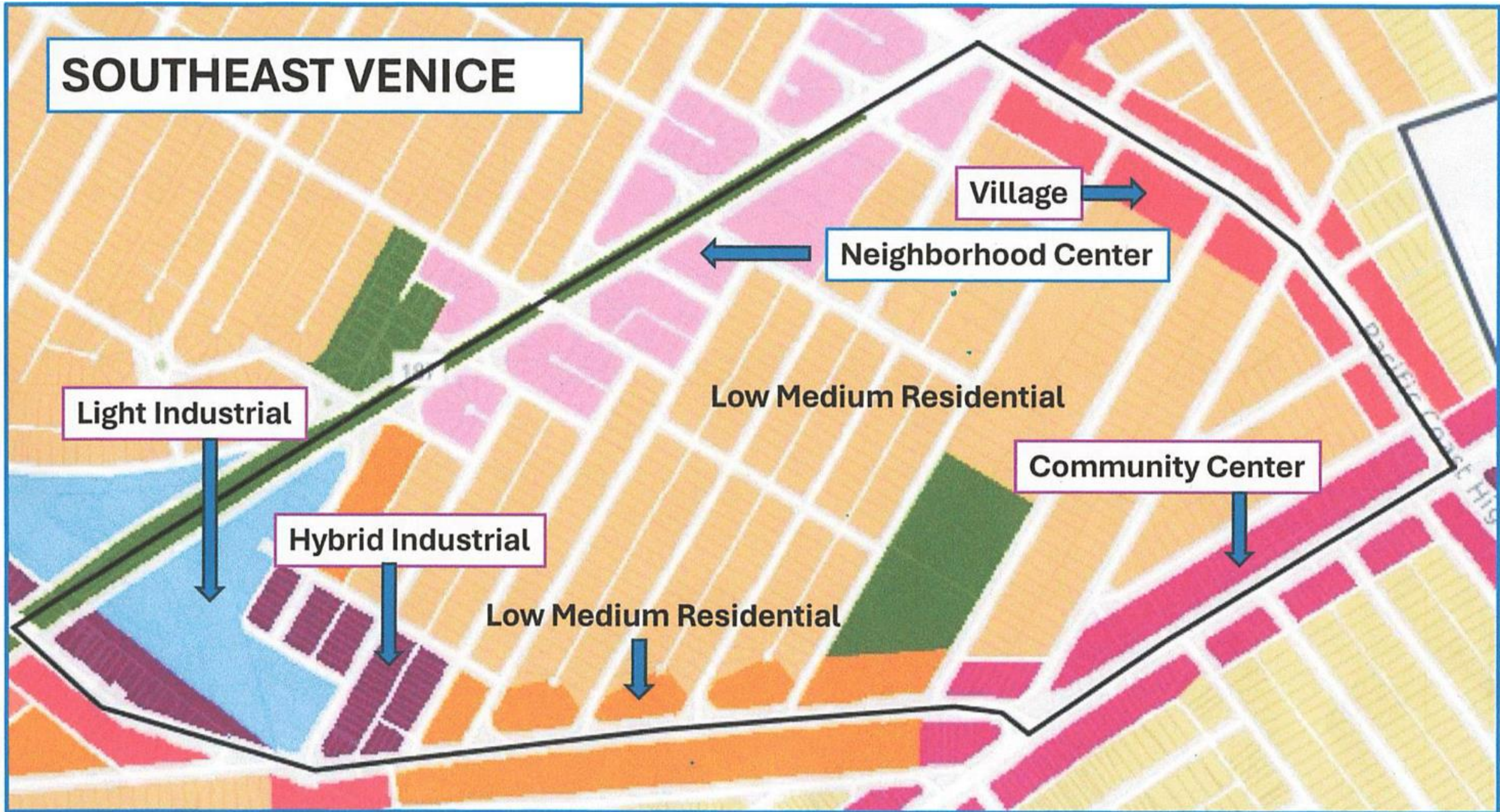


Subarea	Southeast Venice		
RESIDENTIAL--City Planning Proposed Land Use Designations	Low Medium Residential	Medium Residential	Neighborhood Center Change back to Medium Residential
Existing Zoning/Land Use Designation	R2-1/Low Medium I Residential Low Medium II Residential	R3-1/Medium Residential	R3-1/Medium Residential
Density - DU/SF of Lot (excluding ADUs)	4 DU 2 DU (1 DU/2,500 SF if lot > 5,000 SF) 2 DU (1 DU/1,500 SF if lot > 4,000 SF) 2 DU (1 DU/2,500 SF if lot > 5,000 SF) 2 DU (1 DU/1,500 SF if lot > 4,000 SF)	1 DU/800 SF of lot 2 DU or 1 DU/1,200 SF of lot 1 DU/1,200 SF of lot	800 SF/LU 2 DU or 1 DU/1,200 SF of lot 1 DU/1,200 SF of lot
Maximum Height	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back 25' flat roof, 30' varied/stepped back 2 Stories (no bonus)	3 Stories (6 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)
Floor Area Ratio (FAR)	1 (1.25) n/a 0.8 (no bonus)	1.5 (3) n/a 1.0 (1.5)	1.5 (3) n/a 1.0 (1.5)
Lot Coverage	45%	50%	50%
Lot Consolidation	2	2	2

March 2024 Planning Proposal **Currently Allowed** **Recommended Change**

Grey Shading—no Planning Guidance () = with Bonus

SOUTHEAST VENICE



Commercial land use designations



Villages

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form is Very Low Rise, Low Rise, or Mid Rise, and typically includes a height limit for uniform building mass. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Villages that are close to transportation hubs and/or Regional Centers may be limited by floor area.



Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low Rise to Mid Rise, and may extend to Moderate Rise in the Downtown Community Plan. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area.



Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Very Low Rise to Low Rise, and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.

Subarea	Southeast Venice		
COMMERCIAL--City Planning Proposed Land Use Designations	Villages (along Lincoln)	Community Center	Neighborhood Center
Existing Zoning/Land Use Designation	[Q]C2-1-CDO/General Comm'l	R3-1/Medium Residential C2-1/General Comm'l	C2-1/General Comm'l
Density - SF/LU	400 SF/LU 800-1,200 SF/LU 800 SF/LU	400 SF/LU 800-1,200 SF/LU 800 SF/LU	800 SF/LU 800-1,200 SF/LU
Maximum Height	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)	3 Stories (8 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 3 Stories (4 Stories)
Floor Area Ratio (FAR)	1.5 (3) n/a 1.5 (2)	1.5 (5) 1.5 1.5 (2)	1.5 (3) n/a 1.5 (2)
Lot Coverage	65%	65%	65%
Lot Consolidation	2 (>2 if conform to MSC)	2 (>2 if conform to MSC)	2 (>2 if conform to MSC)

March 2024 Planning Proposal Currently Allowed Recommended Change
Grey Shading—no Planning Guidance () = with Bonus

Community Center--8 Stories on Washington between Abbot Kinney and Lincoln

DCP Proposal: **Washington Blvd.**



Washington Blvd. between Abbot Kinney and Lincoln

Industrial land use designations



Light Industrial

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very Low Rise to Low Rise, and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.



Hybrid Industrial

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Hybrid Industrial areas that are close to transportation hubs and/or Regional Centers may be limited by floor area.

Subarea	Southeast Venice		
INDUSTRIAL--City Planning Proposed Land Use Designations	Light Industrial	Hybrid Industrial	
Existing Zoning/Land Use Designation	M1-1-O/Limited Industrial R3-1 Medium Residential	M1-1/Limited Manufacturing	M1-1-O/Limited Industrial
Density - LU/Lot	Not permitted n/a	1 LU/800 SF of lot n/a Not permitted	1 LU/800 SF of lot n/a Not permitted
Maximum Height	No Limit 25' flat roof, 30' varied/stepped back 25' flat roof, 30' varied/stepped back	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 25' flat roof, 30' varied/stepped back	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back 25' flat roof, 30' varied/stepped back
Floor Area Ratio (FAR)	1.5 (3) n/a 1.0 (no bonus)	1.5 (3) n/a 1.0 (no bonus)	1.5 (3) n/a 1.0 (no bonus)
Lot Coverage	65%	65%	65%
Lot Consolidation	2	2	2

March 2024 Planning Proposal **Currently Allowed** **Recommended Change**
Grey Shading—no Planning Guidance () = with Bonus

Subarea	Southeast Venice	
City Planning Proposed Land Use Designations	Public Facilities Change back to Open Space	Public Facilities
Existing Zoning/Land Use Designation	OS-1XL-O/Open Space	[Q]PF-1XL/Public Facilities
Density - DU/SF of lot	Not permitted n/a	Not permitted n/a
Maximum Height:	No Limit n/a	No Limit 25' flat roof, 30' varied/stepped back 25' flat roof, 30' varied/stepped back
Floor Area Ratio (FAR)	1.5 (no bonus) n/a	1.5 (no bonus) n/a
Lot Coverage	n/a	n/a
Lot Consolidation	n/a	n/a

March 2024 Planning Proposal **Currently Allowed** **Recommended Change**
Grey Shading—no Planning Guidance () = with Bonus



Public Facilities

Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form varies in size and structure, from Residential Agriculture to High Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.

SOUTHEAST VENICE – Summary Recommendations

- **The Housing Element designates only the lots on S. Venice Blvd between Pisani and Naples that are facing Venice Blvd for increased density via zoning and incentives, and the areas for increased density in the VCP should be the same.**
- **There are at least 185 RSO units in the area on Venice Blvd between Shell and Naples currently designated as Neighborhood Center commercial zone by Planning.**
- **While it is important to increase housing unit density in Los Angeles, it cannot be at the expense of naturally occurring affordable homes currently occupied by long-term community members who, if displaced for new development, are unable to relocate within their community or afford to return when the development is complete. RSO units play a crucial role in providing stability for communities as they safeguard tenants from exorbitant rent hikes and unjust evictions.**
- **The possibility of eliminating RSO units due to Planning’s proposed increases in density significantly impacts the housing stability of vulnerable communities such as Venice. It also increases the risk of homelessness, especially as the relocation fees do not adequately cover ever increasing market rate rents, nor do they equitably accommodate larger households. We must not compromise the lives of our lower-income community members, many lifelong.**
- **Number of stories isn’t an effective measure of height as there is not a limit on the height of each story. Thus, we propose continuing with the existing requirement of 25’ flat roof, 30’ varied/stepped back and need a new measurement for over 3 stories.**
- **For Industrial Zones, certified Land Use Plan Policy I. C. 1. Industrial Land Use states that “It is the policy of the City to preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses,” thus the existing zones should not be changed to add housing density.**
- **Planning shows the entire block of Venezia Ave between Zena Place and Venice Blvd as changing to Industrial. However, this block is entirely housing, with 35 RSO units. This may be an error.**

The Venice Neighborhood Council recommends the following changes to the Southeast Venice subarea for the draft Venice Community Plan:

- Change Villages and Community Center land use designations to Neighborhood Center.
- For Neighborhood Center, change Maximum height to 3 Stories (4 Stories), FAR to 1.5 (2), and Lot coverage to 65%.
- Change Community Center on Harrison Ave to Medium Residential.
- Change Neighborhood Center back to Medium Residential along the south side of Venice Blvd, between Shell and Naples, only for the Venice Blvd facing lots, with the remaining lots Low Medium Residential (to conform with the current Housing Element proposal).
- For Low Medium Residential, change to: Density--2DU (1 DU/2,500 SF if lot > 5,000 SF) (1 DU/1,500 SF if lot > 4,000 SF); Maximum height--25' flat roof, 30' varied/stepped back, 2 stories (no bonus); FAR--0.8 (no bonus); and Lot coverage--45%.
- For Medium Residential, change to: Density--1 DU/1,200 SF of lot; Maximum height--3 stories (4 Stories); FAR 1.0 (1.5); and Lot coverage--50%.
- For all Industrial land use designations, change to: Density--not permitted; Maximum height to remain at existing 25' flat roof, 30' varied/stepped back; FAR--1.0 (no bonus); Lot coverage--65%.
- Change Industrial on Venezia Ave between Zena Place and Venice Blvd back to Medium Residential. *
- For Public Facilities, change area on Venice Blvd. back to Open Space. *

* May be an error